

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	8a Paterson Street, Hawthorn Vic 3122
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

&	\$1,200,000
	&

Median sale price

Median price	\$2,410,500	Hou	ise X	Unit		Suburb	Hawthorn
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

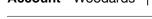
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4 Tara St HAWTHORN EAST 3123	\$1,200,500	19/04/2018
2	3/7 Homebush Cr HAWTHORN EAST 3123	\$1,038,000	21/04/2018
3	2 Station St HAWTHORN EAST 3123	\$1,006,000	24/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.









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Indicative Selling Price \$1,100,000 - \$1,200,000

March guarter 2018: \$2,410,500

Median House Price







Rooms: 6

Property Type: House

Land Size: 284.526 sqm approx

Agent Comments

Street frontage. Can accommodate for 2 cars. Freshly painted and renovated. Good

size backyard. Very workable floor plan.

Comparable Properties



4 Tara St HAWTHORN EAST 3123 (REI)

-







Price: \$1,200,500

Method: Sold Before Auction

Date: 19/04/2018

Rooms: 5

Property Type: House (Res) Land Size: 188 sgm approx

Agent Comments

This has a very small 3rd bedroom upstairs. More comparable to the size of a study. This property has also less land.



3/7 Homebush Cr HAWTHORN EAST 3123

(REI)







Price: \$1.038.000 Method: Auction Sale Date: 21/04/2018 Rooms: 4

Property Type: Unit

Agent Comments

Steep staircase leading up to the property. This property has also been renovated.



2 Station St HAWTHORN EAST 3123 (REI)

-2







Price: \$1,006,000 Method: Auction Sale Date: 24/03/2018

Rooms: 3

Property Type: House (Res) Land Size: 130 sqm approx

Agent Comments

Very old property. Has a road next door to the property.

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Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



